

## AMENDING OFFICIAL ZONING MAP

5908 and 5912 BALLINGER ROAD, GENERALLY DESCRIBED AS NORTH OF BALLINGER ROAD AND WEST OF FLEMING ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **R-3 (Residential Single Family – 3)** and **CD-O (Conditional District Office)** to **CD-O (Conditional District Office)**.

The area is described as follows:

BEGINNING at an existing iron pipe located at or near the northern margin of Ballinger Road, also being the southeastern corner of now or formerly, Guilford College United Methodist Church (DB 6120, PG 2332); thence along the eastern property line of now or formerly, Guilford College United Methodist Church (DB 6120, PG 2332) North 00° 33' 58" East 289.66 feet to an existing iron pipe; thence along the southern property line of now or formerly, Guilford College Methodist Church (DB 1944, PG 257) the following two (2) courses and distances: 1) South 89° 21' 00" East 152.33 feet to an existing iron pipe; and 2) South 86° 55' 14" East 599.49 feet to a computed point located at or near the western margin of Fleming Road; thence South 03° 10' 18" West 114.65 feet to an existing iron pipe; thence South 19° 41' 14" West 42.15 feet to an existing iron pipe; thence along a line, at or near the northern margin of Ballinger Road the following four (4) courses and distances: 1) South 48° 26' 25" West 106.11 feet to an existing iron pipe; 2) along a curve to the right having a radius of 335.36 feet and a chord bearing and distance of South 72° 03' 10" West 268.92 feet to an existing iron pipe; 3) North 82° 20' 53" West 262.07 feet to an existing iron pipe; and 4) North 83° 04' 11" West 139.31 feet to an existing iron pipe, the point and place of BEGINNING, containing 4.97 acres, more or less.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) and CD-O (Conditional District Office) to CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to those found in Section 30-8-6.7 (Medical Facilities) (excluding hospitals and specialty hospitals), Section 30-8-8.2 (Office Uses), and Section 30-8-8.5 (Personal and Professional Services) of the Land Development Ordinance, except the following uses shall not be permitted: Communications and Broadcasting Office (except for dispatch purposes); Conference Center; Residential Office Conversion; Bank Branch with Drive Through; Barber Shop; Beauty Shop, Massage Therapist (as principal use); Tanning Salon; Bulk Mailing Service; Dry Cleaning Pick Up/Drop off Station; Funeral Home, Mortuary, Crematorium; Kennel; Laundromat; Pet Grooming; Shoe Repair and Shoeshine Shop; Tailor, Milliner, Upholsterer; Taxidermist; Veterinary Service and Animal Hospital; Courier Service; Satellite Office; Music Production and Recording;

Photocopying, Blueprint and Duplicating Service; Quick Sign Service; and Taxi Dispatch Center.

2. Building height shall be limited to up to 48 feet excluding architectural design features, rooftop equipment (e.g., HVAC equipment and the like) and any other non-structural components.
3. All activities associated with principal uses shall be conducted fully indoors, except that mobile medical facilities/vehicles/equipment shall be permitted to remain on the subject property for a period of sixty (60) days at one time.
4. Plantings with required "Type B" buffer along the western property line shall be of evergreen material. Any new vegetation to supplement existing vegetation shall be a minimum of 3 feet in height at time of planting.
5. Exterior façade of any building shall be constructed of at least 75 percent brick, glass, stone, cementitious (i.e. Hardieboard) or other materials of similar quality and appearance.
6. Freestanding signage shall be monument style. Any electronic message board must use a minimum hold time between messages of 6 hours.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 17, 2023.